



Community Redevelopment Authority (CRA)

**Thursday, August 10, 2017
Regular Meeting**

Item B1

Minutes 7-31-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 31, 2017

Pursuant to due call and notice thereof, a Special Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on July 31, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the June 24, 2017 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 12 p.m. The following members were present: Gdowski, Glen Murray, Glenn Wilson and Sue Pirnie. Also present were: Director, Chad Nabity; Planning Administrative Assistant Tracy Overstreet; and Billy Clingman and Brian Schultz from the Grand Island Finance Department.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. The minutes of the July 12 meeting and retreat were corrected to reflect the July 12 meeting date in the title of the document and that Gdowski is a former member of the Grand Island Area Economic Development Corp. board. A motion for approval of the corrected Minutes for the July 12, 2017 meeting was made by Wilson and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried 4-0.
3. APPROVAL OF BILLS. The bills, which include TIF pass through dollars, were reviewed by Nabity. A motion was made by Murray and seconded by Pirnie to approve the bills in the amount of \$213,740.55. Upon roll call vote, all present voted aye. Motion carried 4-0.
4. BUDGET. Nabity presented the 2017-18 budget. It shows \$3.8 million in resources and \$3.6 million in spending. It included the changes recommended during the retreat. The façade line item was increased from \$200,000 to \$350,000. Property acquisition was left at \$200,000. Downtown Life Safety was left at \$200,000. Other projects line item has \$150,000. The land sales line item was zeroed out. Nabity said if a CRA property was sold, the CRA could collect the funds, but wouldn't have authority to spend the funds until the following fiscal year. He said the Husker Harvest Days redevelopment plan was not received in time for the special meeting. That project may eventually require the CRA to take out a \$2 million loan or sell a bond. The city will repay the CRA with food and beverage tax receipts over 20 years. Farm Progress would use that money, along with \$2

million from local business, \$1 million from the CVB through hotel occupation taxes and \$2 million of its own for upgrades to the show site. Nabity said those upgrades include underground electrical, subsurface drainage, parking, and surface drainage. The city will require that Farm Progress commit to an annual three-day farm show on the site or the \$2 million city commitment will need to be repaid. Nabity said the chamber has calculated that farm show has a \$7.5 million economic impact annually on Grand Island and Hall County. Gdowski asked about collateral. Nabity said the 400 to 500 acres of farmground would be the collateral for the city if there was a default. Wilson commented the CRA's role seemed to be a stretch from what it is supposed to be doing. Nabity said the CRA's role is actually clear regarding new authority given by the Nebraska Legislature for the redevelopment of formerly used defense sites, of which all of the Husker Harvest Days land is on the former Cornhusker Army Ammunition Plant site west of Grand Island. The land is outside of Grand Island city limits, but the city has the authority to place redevelopment dollars into the project if it is declared a redevelopment project. The CAAP land has already been declared blighted and substandard by the Grand Island City Council. Any loan or bond, however, is not expected to be part of the 2017-18 budget, Nabity said.

A motion was made by Murray and seconded by Pirnie to approve the 2017-18 budget. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE. No resolutions at this time. Nabity reported that Sonja Weinrich has expressed interest in the CRA owned property at 408 E. Second for a possible duplex. He said an offer may be coming.
6. DIRECTORS REPORT. Nabity distributed a list of all of the TIF projects that Grand Island has completed or that are underway. The list was requested during the retreat and is a follow to that request. Nabity pointed out that some projects will pay off early. He also reported that the second bond on the Talon Apartments will likely be issued in the near future.
7. ADJOURNMENT. Gdowski adjourned the meeting at 12:25 p.m.

The next meeting is scheduled for 4 p.m., Thursday, August 10, 2017.

Respectfully submitted
Chad Nabity
Director